

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director

**DATE:** November 19, 2012

**SUBJECT:** ZC 12-15 – Request for Special Exception Approval of a Campus Plan for Gallaudet University and Further Processing of the Campus Plan

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### **I. BACKGROUND**

Gallaudet University has submitted, pursuant to § 210, a request for special exception approval of the Gallaudet University 2022 Campus Plan and for further processing to allow the conversion of the Ballard and Faye Houses from administrative to residential use. Over the ten-year life of the plan the university proposes to:

- Better connect the campus to the community by opening up the campus to the surrounding community;
- Restore the Gallaudet Mall and Olmstead Green;
- Construct new academic, residential and athletic buildings; and
- Re-designate existing buildings for other uses.

The university also proposes to create a new pedestrian entrance at the corner of 6<sup>th</sup> Street and Florida Avenue, NE, and re-open the western Florida Avenue entrance to vehicular traffic. The university is proposing only a very modest increase in the approved number of students, and a reduction in the number of on-site parking spaces.

Gallaudet University was established in 1864. It is the only liberal arts university in the world dedicated to the education of the deaf and hard of hearing. It also provides education to those interested in careers within the deaf community.

The Laurent Clerc National Deaf Education Center (Clerc Center), on the north side of campus, provides pre-school through twelfth grade education for deaf children and services to parents and professionals on the education of deaf and hard-of-hearing students. The applicant is proposing replacement dormitory and academic buildings. The private school is permitted only by special exception use, and the applicant requests that the Commission retain jurisdiction over its approval, and review the entire campus as one.

Additional parcels owned by the university are located on 6<sup>th</sup> Street and are zoned C-M-1, so the use of these parcels by the university does not require Commission review, and they are included in the plan for informational purposes.

## II. SUMMARY RECOMMENDATION

The Office of Planning (OP) supports the development program set forth in the campus plan and believes it will benefit not only the University, its students, faculty and staff, but also the surrounding neighborhood. OP does not object to the modest increase in enrollment as it would have little impact to surrounding neighborhoods and would be realized gradually over the life of the plan. No increase in faculty and staff is proposed.

In combination, these changes would serve to create a more sustainable and intimate campus while adequately separating college students from the high school students enrolled at the Clerc Center. The university outlines an extensive ongoing community relations program through the applicable ANCs and the Gallaudet Community Relations Council, established in 1975, to foster a positive relationship between Gallaudet University and the community.

OP therefore recommends **approval** of the proposed campus plan and further processing requests, subject to the following conditions:

1. The maximum student enrollment shall be 2,238 students, which includes any person taking at least one class or course on campus;
2. The maximum number of faculty and staff shall be 980;
3. The maximum number of parking spaces shall be 1,588, which may be reduced to a maximum of 1,367;
4. The university shall work with DDOT to create a more substantial Transportation Demand Management Program; and
5. The 2022 Campus Plan shall be valid for a period of 10 years, as requested by the applicant.

## III. APPLICATION-IN-BRIEF

Location	800 Florida Avenue, NE
Legal Description	Parcels 141/69, 129/70, 129/103, 129/106, 129/112 and Square 3591, Lot 4
Ward/ANC	Ward 5 ANC 5B
Zoning	D/R-4– Includes majority of campus and the Clerc Center <sup>1</sup> C-M-1 – Includes east and west side of 6 <sup>th</sup> Street, N.E. <sup>2</sup>
Size	99.35 acres
Request	<ul style="list-style-type: none"><li>• Approval of the 2022 Gallaudet University Campus Plan. The proposal includes new academic, athletic, residential and student life buildings, the removal of several buildings, a slight increase in student enrollment and a reduction in on-site parking.</li><li>• Approval of a further processing request to convert the use of the Ballard and Faye Houses from administrative to residential use.</li></ul>

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<sup>1</sup> The Clerc Center, located on 30 acres on the north side of the campus and includes the Kendall Demonstration Elementary School (KDES), serving Washington area children through eighth grade, and the Model Secondary School for the Deaf (MSSD), serving high school students nationally. They are private schools for deaf and hard-of-hearing school-age children.

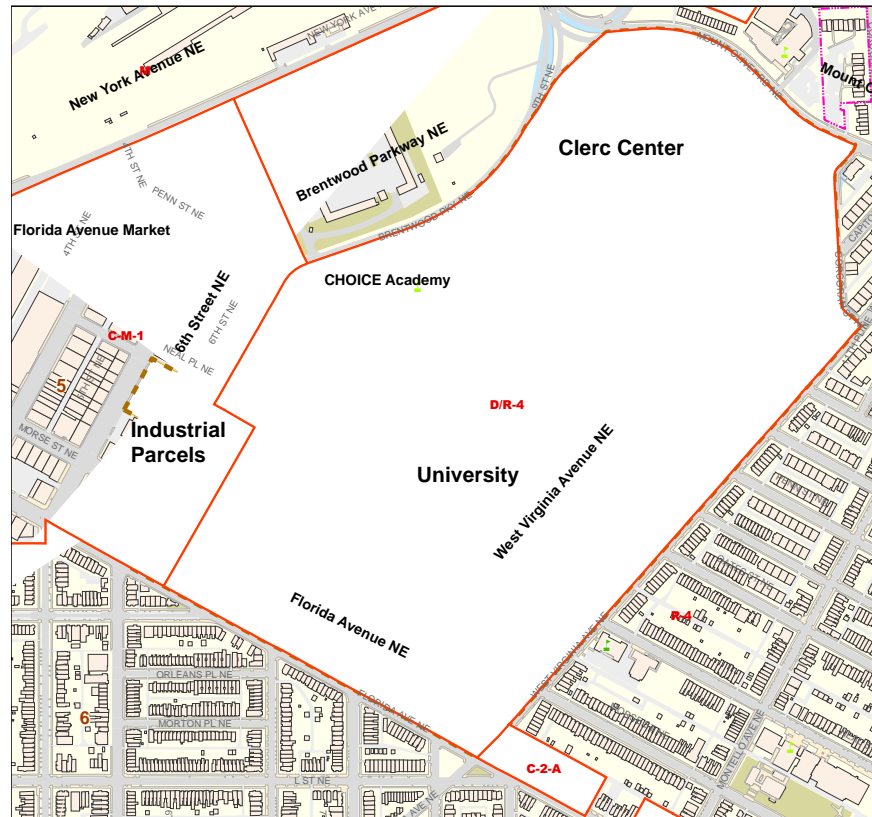
<sup>2</sup> Not part of the campus plan.

#### IV. SITE DESCRIPTION

The Gallaudet University campus can be divided into three parts:

- The university;
- The Clerc Center; and
- The industrially zoned parcels on the west side of 6<sup>th</sup> Street, N.E.

In total the campus is 99.35 acres in size, with an FAR of 0.61 and 1,588 parking spaces.



The university is primarily located on the south portion of the property, and includes the Gallaudet College Historic District along the Florida Avenue frontage, with its generous setbacks from the street. North of the historic district is the Gallaudet Mall, around which many buildings are situated. Athletic facilities are located on the east side of the campus, along West Virginia Avenue.

On the north side of the campus is the Clerc Center, which occupies approximately 30 acres. Constructed in the 1970s, it includes academic buildings for Kendal Demonstration Elementary School (KDES) and the Model Secondary School for the Deaf (MSSD), including a dormitory building for MSSD, and associated athletic facilities. It functions as a private school separately from, but affiliated with, the university, and is located on some of the highest elevations on campus. As the Clerc Center is located on the same campus as the university the applicant requested that the Commission retain jurisdiction over the entire property, as has been done in the past, and approve the location of new buildings for this private school. Further processing

would be required before these buildings could be constructed, similar to any university building construction.

A portion of the site on both sides 6<sup>th</sup> Street (6.28 acres) is zoned C-M-1, industrial. Uses include the university's transit maintenance garage, parking and an athletic field. This portion of the campus is not subject to the campus plan regulations and its use is permitted as a matter-of-right.

Vehicular and pedestrian access to the campus is from Florida Avenue, West Virginia Avenue, 6<sup>th</sup> Street and Brentwood Parkway.

## **V. SURROUNDING NEIGHBORHOOD**

The University is predominantly surrounded by row house neighborhoods that include small apartment buildings to the south, north and east. A small commercial area is located in the northeast corner of Florida and West Virginia avenues, southeast of the campus. A public park and CHOICE Academy, a public school, are located on the northwest side of the campus. Across 6<sup>th</sup> Street is the Florida Avenue Market that includes a variety of uses, including wholesale, farmers and flea markets, restaurants and retail, public parking and automobile oriented uses, hotels and office space. To the northwest is federally owned parkland.

The NoMa-Gallaudet U Metrorail station on the Red Line and is located west of the campus at 2<sup>nd</sup> and N Street, N.E.

## **VI. HISTORY OF THE GALLAUDET UNIVERSITY CAMPUS PLAN**

### **1972 Campus Plan**

The first campus plan for Gallaudet University was approved by the BZA in 1972 (BZA Order No. 11093) and revised in 1976 (BZA Order No. 12068.) Pursuant to that plan the Student Union and the Elstad Theater buildings were constructed.

### **1992 Campus Plan**

The 1992 plan was approved for a period of ten years (BZA Order 15671). The Kellogg Conference Center was constructed pursuant to this plan.

### **2002-2012 Facilities Master Plan**

The current campus plan was approved by the Zoning Commission pursuant to Order 03-02. Goals of that plan included continuing the university's commitment to deaf education, maintaining a safe and attractive learning environment, shaping the historic and natural beauty of the campus, continuing research for the deaf and hard of hearing community and maintaining competitiveness with peer institutions.

Through a combination of construction and demolition projects, the university added 147,704 square feet of gross floor area. Three further processing applications were approved, all of which were constructed and listed below.

- Construction of the Sorenson Language and Communication Center (ZC Order 06-16, dated June 15, 2006.)
- Conversion of the Denison House from administrative off to student residences (ZC 03-02A, dated March 8, 2010.) This application included a campus plan amendment to permit the change of use.
- Construction of Living/Learning Residence Hall 6 (ZC 03-02B, dated March 18, 2011.)

This plan did not propose an increase in students, faculty or staff, capping students at 2,020, in excess of current levels, and maintaining staff at 819.

## VII. 2012 CAMPUS PLAN

The 2012 Campus Plan proposes a development plan for the University with approximately 206,000 square feet of additional square footage and a reduction of approximately 94,400 square feet for the Clerc Center. Student populations are expected to grow between one and three percent annually over the current enrollment. The FAR would remain well below the maximum 1.8 permitted.

University		
	Existing Floor Area	1,974,984 SF
	Floor Area to be Demolished	(270,778 SF)
	Floor Area to be Constructed	476,804 SF
	Net Change	206,026 SF
	Existing FAR	0.46
	Proposed FAR	0.50
Clerc Center		
	Existing Floor Area	668,316 SF
	Floor Area to be Demolished	(249,392 SF)
	Floor Area to be Constructed	155,000 SF
	Net Change	(94,392 SF)
	Existing FAR	0.15
	Proposed FAR	0.13
	TOTAL EXISTING FAR	0.61
	TOTAL PROPOSED FAR	0.64

### University

The university proposes to construct new academic, library, cultural, recreational and residential buildings, and demolish older dormitory, student life and the existing library buildings. One dormitory building currently being used by the Clerc Center would be returned to university use. The existing library building, located within the Gallaudet Mall, would be demolished, opening up and restoring the mall as open space within the center of the campus. New dormitory buildings would be constructed and others would be repurposed to create a more cohesive living

environment on campus, all in close proximity to the Hall Memorial Building, which would be repurposed as a student life building. Multiple housing options would be available, including living/ learning, single and double-occupancy rooms and apartment-style dorms for upper classman and graduate students. All new buildings and building renovations are proposed to achieve LEED Silver or its equivalent.

A brick wall currently prevents access to the campus from the corner of 6<sup>th</sup> Street and Florida Avenue. A new pedestrian entrance, the Olmsted Entrance, would be flanked on either side by a new Museum and Visitor Center and a new Innovation Lab/Business Incubator building, with views across the Olmsted Green toward the new library building, drawing visitors into the campus. This entrance would serve to connect the campus to Florida Avenue, Metrorail and the Florida Avenue Market, providing a means for those on campus to take advantage of services available within the market and those from the outside to learn more about Gallaudet. A mixed use building, with retail on the ground floor and apartment-style housing above, is proposed for the edge of campus and fronting on 6<sup>th</sup> Street on C-M-1 zoned land, to act as a transitional use integrating the two uses together.

Shuttle bus service is provided to students, faculty and staff to the campus from Union Station and from the NoMa Gallaudet U Metrorail station. Two Zipcar spaces are located on campus, and one Capital Bikeshare facility with nineteen bicycles is located at the campus entrance near 8<sup>th</sup> Street and Florida Avenue. The university is considering the installation of an electric car charging station.

Currently there are 1,588 parking spaces on campus, including surface and garage parking, with an overall occupancy rate averaging about 67 percent. An overflow lot on the west side of 6<sup>th</sup> Street contains 207 surface parking spaces. This lot is proposed to be developed within the next ten years, reducing the total number of parking spaces available, although development of this site is not subject to the campus plan regulations. An additional fourteen spaces, adjacent to College Hall and within the historic district, are also proposed to be eliminated. This area is proposed to be landscaped. In total, parking would be reduced to 1,367 spaces.

Beneath the Olmstead Green are geothermal wells, used to heat the new dormitory building that opened this past fall. Additional buildings constructed in the future may also use geothermal wells.

### **Clerc Center**

The Clerc Center was constructed in the 1970s for a student population that was two to three times larger than the current enrollment of 265, of which 165 are enrolled in MSSD. Most of the MSSD students are housed on campus, while the KSED students are generally local to the Washington area. During the span of the last campus plan several of the MSSD dormitory buildings had to be demolished due to shifting soil, resulting in the housing of high school students in a dormitory building on the university side of the campus. Poor condition of many of the Clerc Center's athletic facilities has resulted in student use of the university's athletic facilities, as available. Construction of a new MSSD dormitory, which would enable the separation of high school from college students, a new academic building and new playing fields would result in a reduction in square footage from 319,165 to 300,016 square feet for the Clerc Center and create the more compact close-knit school campus desired by the school.

### **Further Processing**

The application requests further processing to convert two existing buildings, the Ballard and Faye houses, from administrative to residential use. The proposed plan designates these existing structures, originally constructed as faculty residences, for residential use. Similar to the conversion of the Denison House in 2010, these two buildings would be renovated as student residences with one faculty member. No expansion of the buildings is proposed. Any exterior alterations to the buildings would require review and approval from the Historic Preservation Review Board as they are located within the Gallaudet College Historic District.

## **VIII. CAMPUS PLAN REVIEW STANDARDS**

Section 210 of the Zoning Regulations provides standards for reviewing university campus plans. The Office of Planning's analysis of the application against those criteria is below.

### **210 COLLEGES AND UNIVERSITIES (R-1)**

***210.1 Use as a college or university that is an academic institution of higher learning, including a college university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.***

Gallaudet University is primarily located in the D/R-4 zone and is therefore subject to special exception review for construction of new buildings on campus (Zoning Regulations, § 352.2). Approximately thirty acres of the campus is in use as a private school for deaf children, providing education to these students through twelfth grade. This use is subject to special exception review as a private school, and the applicant has requested that the Commission retain jurisdiction to review the application as the school and the university function together on one large site. The Commission did retain this jurisdiction under the last campus plan application.

Section 3104 authorizes the granting of special exceptions where in the judgment of the Zoning Commission, *"the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property..."* As described below, the proposed campus plan would not adversely impact the Zoning Regulations or Zoning Map and would have negligible impacts on nearby property.

The R-4 (Residence) District is designed to include areas primarily developed with row houses and flats, and the stabilization of those neighborhoods. Institutional buildings may be built to a height of 90 feet if extra setbacks are provided, and the overall campus may have an FAR of up to 1.8.

The campus is also in the Diplomatic (D) Overlay, in which chanceries are permitted to locate. The overlay, however, has no impact on the university use and has no bearing on the subject application.

***210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.***

**Noise**

Changes proposed by the Campus Plan should have no impact on nearby properties with regard to noise. Noise has not been an issue in the past due to large buffer areas between university functions and residences to the north, east and south. OP is not aware of complaints from the surrounding community.

New dormitory construction is proposed, but would primarily continue to be provided within the center of the campus. Conversion of two historic faculty row houses from administrative to residential use, and the construction of a mixed use building on Sixth Street, would also not have an adverse effect on the surrounding community. These building sites are adjacent to the Florida Avenue Market, an industrially zoned area with that currently has no residents. Planning for that area anticipates additional mixed use developments on the Florida Avenue Market site, and the proposed mixed use building on 6<sup>th</sup> Street would be in character with that vision.

**Traffic and Parking**

The Transportation Impact Study submitted by the applicant and dated October 12, 2012 concluded that *“traffic added in accordance with the 2022 Campus Master Plan will not adversely impact the surrounding roadway network.”*

The campus is well served by a variety of transportation options that are enhanced by the university. These include eight Metrobus routes, the NoMa Gallaudet University Metrorail station and Union Station. In addition to a Capital Bikeshare station on campus, the university provides bicycles racks at academic and dormitory buildings throughout the campus. Shower and changing facilities are available. Construction of the Olmsted Entrance, a new entrance into the campus, would make the NoMa Gallaudet University Metrorail station more pedestrian friendly and the campus more accessible to Metro by providing a more direct pedestrian route to the station.

Seventy-three percent of the university’s students live on campus. Most of the remainder walk or bike, with only four percent of the students arriving by personal vehicle. The percentage of faculty and staff driving personal vehicles to campus is sixty-nine percent. Peak usage of campus parking spaces has decreased to 67 percent, less than the 74 percent ten years ago. In reaction to that the university proposes to eliminate an existing 207 space surface parking lot located on the west side of 6<sup>th</sup> Street used as overflow parking, and a fourteen space surface parking lot next to College Hall. No new parking lot construction is proposed.

Students enrolled in the high school reside on campus. Almost one-hundred percent of the students enrolled in the KSED arrive by school bus. Eight school bus routes are operated within a fifteen mile radius of the school.



The Transportation and Parking Demand Management Program includes a proposal to provide bicycle racks at most of the dormitory and academic buildings on campus to augment the existing Capital Bikeshare station. The effect of this would be to encourage bicycling not only on campus, but also to and from campus.

The university will continue to operate its shuttle bus service between and the campus and Union Station, for those arriving by either Metrorail or commuter train, and the NoMa Gallaudet University Metrorail station, to ease accessibility to the campus from those locations. To further encourage the use of transit by faculty and staff, OP recommends that the applicant make pre-tax transit benefits available to its employees.

Although not a part of the applicant's TDM program, the university participates in an Office of Planning administered program to assist its employees in purchasing housing within one of the surrounding neighborhoods. The application indicates that several faculty and staff have taken advantage of this benefit, which could reduce the number of vehicles driven to campus by making it convenient to either walk or bicycle to work.

DDOT will provide a detailed analysis of the submitted transportation impact study, including recommendations on the proposed TDM program. OP supports the important proposed improvements to the pedestrian network and the reduction in the number of parking spaces, as well as the TDM measures proposed by the University.

### **Number of Students, Faculty & Staff**

Since the adoption of the 2002 campus plan, which permitted a student cap of 2,020, student enrollment by headcount dropped from 1,706 to 1,611.

The University proposes a nominal increase of about eleven percent for the student cap from that approved in the 2002 campus plan. No increase in faculty and staff is proposed over current counts.

<b>Student, Faculty and Staff Counts</b>				
	<b>2002 Plan</b>	<b>2002 Actual</b>	<b>2012 Actual</b>	<b>2022 (Proposed)</b>
<b>Students</b>	2,020	1,706	1,611	2,238
<b>Faculty &amp; Staff</b>	819	819	980	980

In 2002 the number of university students housed on campus was sixty percent. That number has increased to 73 percent. Through the combination of the construction of new dormitories and the anticipated increase in enrollment, the university proposes to continue to house 73 percent of its students on campus.

## **Other Objectionable Conditions**

OP is aware of no other objectionable conditions that have been raised by the community or have been observed by OP during the life of the existing campus plan. OP does not anticipate that the proposals of the 2012 Campus Plan would create any new objectionable conditions.

***210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.***

The existing FAR of the university 0.46. For the campus as a whole, including the Clerc Center, it is 0.61. If all proposed construction and demolitions occur, the FAR of the university would increase slightly to 0.50 and for the campus as whole to 0.64, well below the 1.8 FAR permitted by § 210.3.

***210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:***

- (a) Buildings and parking and loading facilities;***
- (b) Screening, signs, streets, and public utility facilities;***
- (c) Athletic and other recreational facilities; and***
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.***

The application includes plans for developing the campus as a whole, including the Clerc Center. Locations of all buildings, parking and loading facilities, including the off-site parking facility on 6<sup>th</sup> Street, are included. No parking is proposed to be removed from the residentially zoned portion of campus, the portion subject to campus plan review. Separate sheets were included depicting buildings to be retained, demolished or constructed, including athletic and recreational facilities, and locations of all utilities. Development plans were included for all proposed buildings, including the proposed use, square footage and number of floors.

***210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.***

No off-campus interim university use is contemplated by the campus plan.

***210.6 When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.***

No new buildings or uses are proposed to be moved off-campus. Dormitory construction is proposed on 6<sup>th</sup> Street outside of the campus plan. However, these dormitories would be in addition to the current supply, and not replace any existing dormitories currently on campus.

***210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.***

The proposed campus plan is not inconsistent with the Comprehensive Plan, including policies from the Land Use, Education and Upper Northeast elements, as well as the Comprehensive Plan's land use maps. For a complete analysis of the campus plan and its relation to the Comprehensive Plan, please refer to Sections VIII and IX of this report.

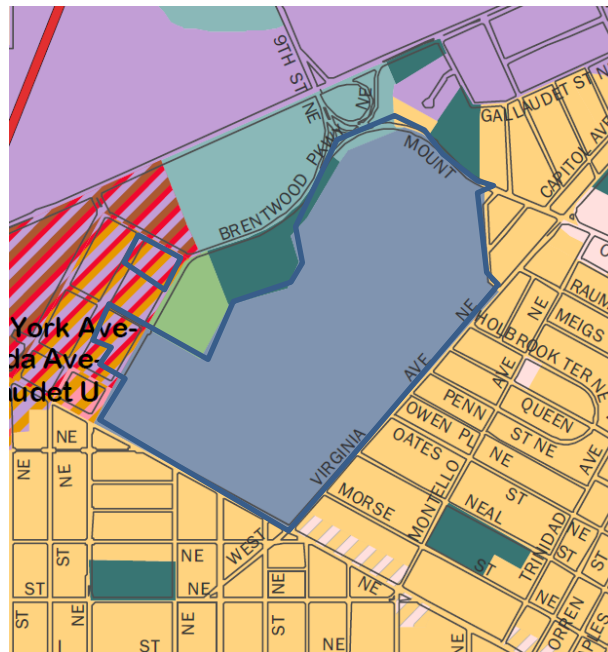
***210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.***

The current application does not request approval for the construction of any new building. The further processing request for the Ballard and Faye houses is for the renovation of those buildings and the conversion of their use from administrative to residential, not for new building construction.

***210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the DC Office of Planning and the DC Department of Transportation for review and written reports.***

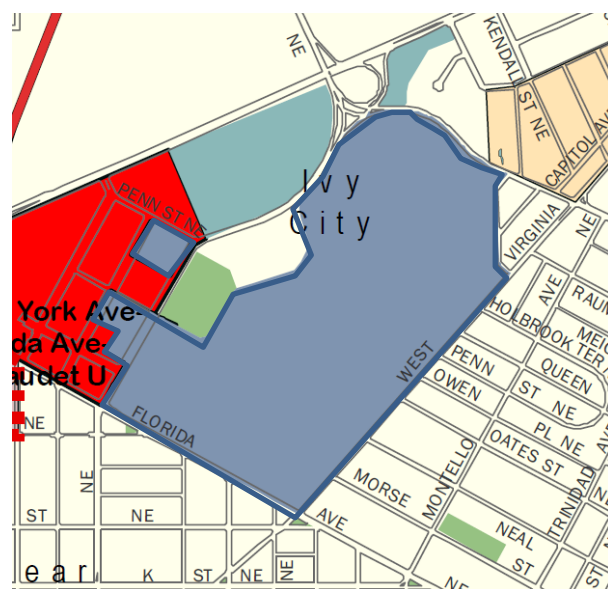
DDOT's review will be submitted under separate cover.

## IX. COMPREHENSIVE PLAN MAPS



**FUTURE LAND USE MAP**

The Comprehensive Plan Future Land Use Map labels the majority of the campus as “Institutional”, described as “*land and facilities occupied and used by colleges and universities, large private schools, ...*” The area of the campus west of 6<sup>th</sup> Street, the Florida Avenue Market area, is identified as Mixed, “High Density Commercial,” “Production, Distribution & Repair” and “Medium Density Residential.”



**GENERALIZED POLICY MAP**

The Comprehensive Plan Generalized Policy Map identifies the campus as “Institutional Uses,” described as “*colleges and universities, large private schools, ...*” University and private school uses are consistent with these designations.

## **X. COMPREHENSIVE PLAN POLICIES**

The proposed campus plan is not inconsistent with policies of the Land Use, Environmental Protection and Education Citywide Plan elements, or the Upper Northeast Area Element of the Comprehensive Plan.

### **Policy LU-2.3.5: Institutional Uses**

*“Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.”*

### **Policy LU-3.2.1: Transportation Impacts of Institutional Uses**

*“Support ongoing efforts by District institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures.”*

### **Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations**

*“Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected.”*

### **Plan Text 600.2: Critical Environmental Issues Facing the District**

*“The critical environmental issues facing the District of Columbia...include:*

- Restoring the city’s tree canopy and green infrastructure*
- Improving our rivers, streams and stream valleys*
- Reducing erosion and stormwater run-off*
- Sustaining plant and animal habitat*
- Conserving water and energy*
- Expanding recycling*
- Encouraging green building techniques*
- Reducing air pollution.”*

### **Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs**

*“Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.”*

**Policy EDU-3.3.4: Student Housing**

*“Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.”*

**Policy EDU-3.3.3: Campus Plan Requirements**

*“Continue to require campus plans for colleges and universities located in residential and mixed use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions.”*

**Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities**

*“Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.”*

**Policy UNE-1.2.2: Protecting Local Historic Resources**

*“Protect historic resources in Upper Northeast, including Gallaudet University, the Brooks Mansion, Crummell School, the homes of Ralph Bunche and Samuel Gompers, the Franciscan Monastery, Langston Terrace housing project, Langston Golf Course, the Hospital for Sick Children, Glenwood Cemetery, and the Fort Circle Parks.”*

The university use and campus plan would further the policies cited above. The campus is developed with large setbacks from the residential areas to the north, south and east. These setbacks are proposed to remain, protecting the residential areas. New dormitory construction is proposed, but only in the center of campus, away from the residential areas, or adjacent to the Florida Avenue Market to the west.

A new entrance would be created at the corner of 6<sup>th</sup> and Florida Avenue, integrating the campus with the Market, and augmenting connectivity to the Metro station. A museum and business center, and an innovation lab and business incubator building are proposed to draw people onto the campus by providing views across the Olmsted Green, an historic resource and part of the Gallaudet Historic District, and easier pedestrian access to the NoMa Gallaudet University Metrorail station. Conversion and restoration of the Faye and Ballard houses would protect these historic resources.

New buildings and those substantially renovated are proposed to be designed to conform to LEED Silver standards. New construction would also be connected to the geothermal wells beneath the Olmsted Green, reducing energy consumption. The university has already added Zipcar and Capital Bikeshare stations, and proposes to add additional bike racks to the campus make it greener, and OP would support additional or a more aggressive green building program.

### **Florida Avenue Market Study Small Area Plan**

This plan was approved by the Council on October 6, 2009. Only the university properties west of 6<sup>th</sup> Street are located within the boundaries of the plan, and they are not included within the campus plan as they are not zoned residentially. However, the plan does address these properties, which are currently improved as surface parking lots.

New medium to high density development is generally anticipated for the area between Florida Avenue and Penn Street along 6<sup>th</sup> Street west to 4<sup>th</sup> Street. This area is proposed to act as a transition between the high density development proposed around the perimeter of the market to the west along New York Avenue and the railroad tracks, and the Gallaudet University campus to the east.

The applicant has indicated the intention to develop the site now improved with a 207-space parking lot through a PUD, consistent with the recommendations of the plan. The other lot is leased to the Florida Avenue Market.

The subject application is not inconsistent with this plan.

## **XI. HISTORIC PRESERVATION**

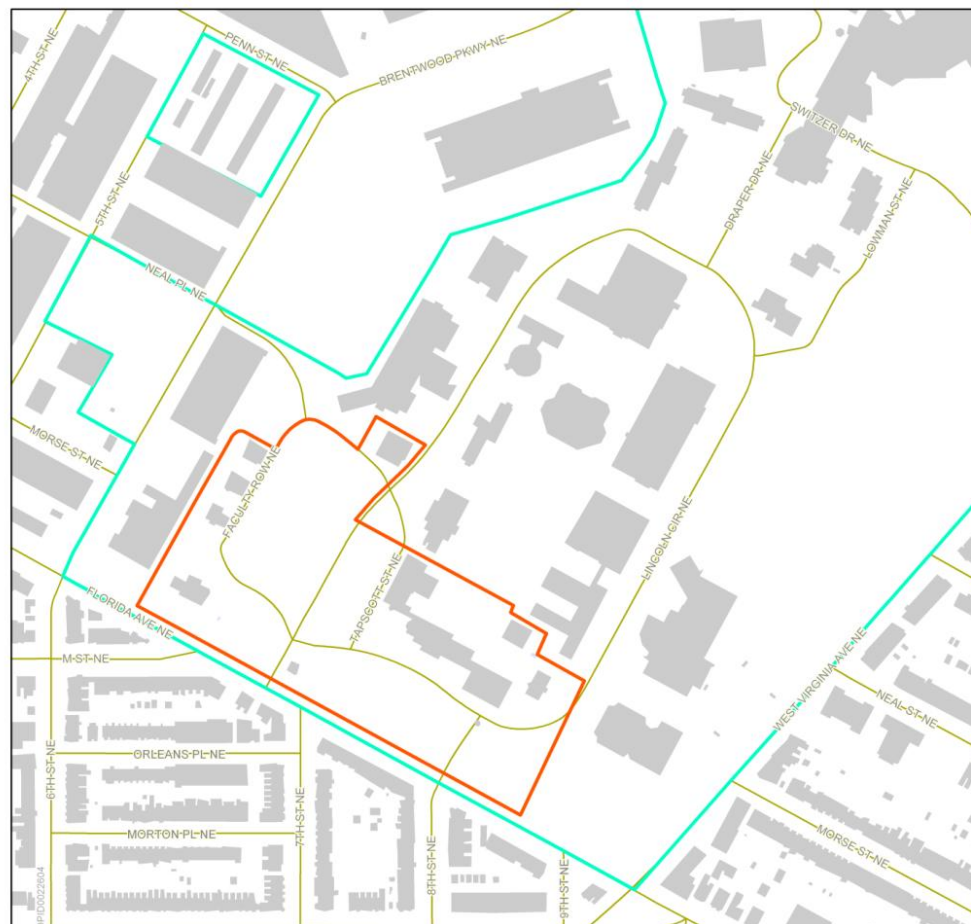
In its reviews of campus plans, OP has consistently recommended that universities undertake and implement historic preservation plans as an integral part of their planning process. The District's universities own and maintain some of the city's most impressive institutional buildings, and are important stewards of landscaped campuses that contribute significantly to the historic character and beauty of Washington. Universities are well positioned as large landowners to undertake a comprehensive and progressive approach to evaluating, recognizing, and planning for the places that record and symbolize not just the history of these institutions, but also their civic role and contributions to the District as a whole.

Gallaudet University is listed as the Gallaudet College Historic District on the D.C. Inventory of Historic Sites and the National Register of Historic Places, and in 1965 it was designated a National Historic Landmark, the highest level of recognition for places of exceptional value and quality in illustrating the heritage of the United States. While national designation is largely honorific, listing at the local level provides the historic district with protections under Washington's historic preservation law and establishes that proposed alterations to designated structures be reviewed and approved by the D.C. Historic Preservation Review Board.

The historic district encompasses all of the campus area planned by Olmstead, Vaux & Co. in 1866, with the exception of the northeast corner where original buildings and landscaping have been removed. Most of the structures within the historic district were designed in the Gothic Revival style by architect Frederick C. Withers and were constructed during the initial phase of construction spanning from 1866 to 1878. These early buildings include Chapel Hall, College Hall, the Gatekeeper's House, the President's House, the three remaining faculty houses, and Kendall House. Withers diverted from the Gothic Revival in favor of the Stick-style for Old Gymnasium. The historic campus also includes Dawes house (1895), designed by Gallaudet alumnus Olaf Hanson, and Sophia Fowler Hall (1918), designed by O.A. Mechlin, I. Charles Stair, and F.L. Pearsons working under Elliott Wood, Architect of the Capitol. Also included

within the historic district is the statue of Thomas Hopkins Gallaudet (1787-1851), founder of the nation's first permanent school for the deaf, which was sculpted by Daniel Chester French and gifted to the university by the National Association of the Deaf in 1889.

The Gallaudet College Historic District is recognized as the only institution of higher learning in the United States devoted specifically to the education of the deaf, with special care taken by the original campus planners to appeal to the sense of sight and smell. It features some of the finest examples of post-Civil War collegiate architecture in the country, particularly Chapel Hall, College Hall, and the President's House, set within a picturesque landscape of mature trees and planned open spaces.



Government of the  
District of Columbia

Office of Planning -- November 2012

This map was created for planning  
purposes from a variety of sources.  
It is neither a survey nor a legal  
document. Information provided by  
other agencies should be verified  
with them where appropriate.

	Historic District
	Street Centerlines
	Gallaudet University



## **XII. COMMENTS OF OTHER DISTRICT AGENCIES**

Comments were requested from DDOT, DCWater, Metropolitan Police Department (MPD) and Fire and Emergency Medical Services (FEMS).

MPD, in a letter to the Office of Planning dated November 5, 2012, indicated that it had no objection to the application.

DDOT informed OP that it would submit its comments separately.

No other comments were received.

## **XIII. COMMUNITY COMMENTS**

The campus is located within ANC 5B. ANC 6A and ANC 6C border on the campus to the south, across Florida Avenue.

ANC 5B, at its regularly scheduled meeting on October 4, 2012, voted to support the campus plan the further processing application.

ANC 6A, at its regularly scheduled meeting on October 17, 2012, voted to support the application.

The applicant informed OP that ANC 6C, at its regularly scheduled meeting on November 14, 2012, voted to support the application.